

## **SEC. 10-1.400 MEDIUM DENSITY RESIDENTIAL DISTRICT (RM)**

### Sections:

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### **SEC. 10-1.405 PURPOSE.**

The RM District shall be subject to the following specific regulations in addition to the general regulations hereinafter contained in order to promote and encourage a suitable environment for family life in areas where a compatible mingling of single-family and multiple-family dwellings is possible.

### **SEC. 10-1.410 SUBDISTRICTS.**

Any combining B District (See Section 10-1.2400).

### **SEC. 10-1.415 USES PERMITTED.**

- a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the RM District.
  - (1) **Residential Uses.**
    - (a) Condominiums and Townhouses
    - (b) Single-family dwelling.
    - (c) Group home. (6 or fewer residents, excluding staff) See definitions
    - (d) Multi-family dwellings.
  - (2) **Other Uses.**
    - (a) Day care home. (State-licensed, less than 24-hour care for children or adults, 14 or fewer persons, excluding staff. See definitions)
    - (b) Public agency facilities. (See definitions)
- b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the uses permitted in the RM District:
  - (1) **Residential Uses.**

- (a) Attached second dwelling unit. (Also referred to as a “Granny or in-law unit.” See Section 10-1.445q. for criteria)
- (b) Second single-family dwelling. (Where one single-family dwelling already exists on a lot, one additional single-family dwelling may be constructed provided the minimum development standards (lot size, setbacks, height, etc., can be met for each dwelling)
- (2) Other Uses.
  - (a) Accessory buildings and uses. (See Section 10.1.445a.)
  - (b) Garage sales. (4 per year per dwelling. See General Regulations Section 10-1.2735e.)
  - (c) Home Occupation. (See definitions)
  - (d) Household pets.

**SEC. 10-1.420 CONDITIONALLY PERMITTED USES.**

- a. **Administrative Uses.** The following uses, or uses determined to be similar by Planning Director, are permitted in the RM District subject to approval of an administrative use permit:

- (1) Residential Uses.  
None.
- (2) Other Uses.
  - (a) Ambulance service. (See definitions)
  - (b) Cultural facility.
  - (c) Day care center. (State-licensed, less than 24-hour care for children or adults, 15 or more persons, excluding staff. See definitions)
  - (d) Educational facility.
  - (e) Home Occupation, expanded. (See definitions)
  - (f) Hospital, convalescent home.
  - (g) Parking lot.
  - (h) Recreational facility.
  - (i) Religious facility.

- b. **Conditional Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the RM District subject to the approval of a conditional use permit:

- (1) Residential Uses.
  - (a) Boarding home.
  - (b) Dormitory.
  - (c) Large group home.

- (2) Other Uses.  
 (a) Golf course.  
 (b) Country club.

**SEC. 10-1.425 LOT REQUIREMENTS.**

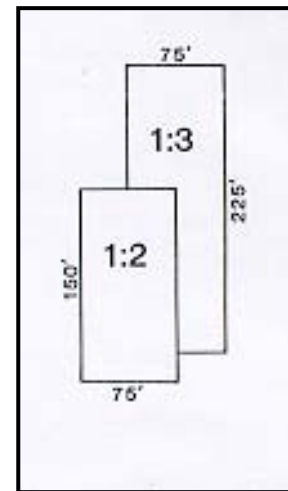
a. Minimum Lot Size.

- (1) Interior Lot: 5,000 square feet.  
 (2) Corner Lot: 5,914 square feet.  
 (3) Townhouse Lot(s): Consistent with building footprint and printed project areas.

- b. Minimum Lot Area per Dwelling Unit: Minimum lot area per dwelling unit shall be based on the ratio of lot frontage to lot depth according to Table 1 below.

<b>TABLE 1            LOT AREA PER DWELLING UNIT            FOR RM DISTRICT</b>	
Ratio of Lot Frontage to Lot Depth	Minimum Lot Area Per Dwelling Unit (square feet)
1:2 or less	2,500
1:3	3,000
1:4	3,500
1:5	4,000
1:6	4,500
1:7 or more	5,000

Note: Ratios shall be rounded up to the nearest whole number value.



- c. Minimum Lot Frontage: 35 feet.  
 d. Minimum Average Lot Width.  
 (1) Interior Lot: 60 feet, excluding radius for street return.  
 (2) Corner Lot: 60 feet.  
 e. Maximum Lot Coverage: 40 percent.  
 f. Minimum Average Lot Depth: 80 feet.

- g. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

**SEC. 10-1.430 YARD REQUIREMENTS.**

- a. Minimum Front Yard: 20 feet.
- b. Minimum Side Yard: 5 feet, or 10 percent of the lot width at the front setback line whichever is greater up to a maximum of 10 feet.
- c. Minimum Side Street Yard: 10 feet.
- d. Minimum Rear Yard: 20 feet.
- e. Special Yard Requirements and Exceptions: No building setbacks shall be required on Townhouse lots, except the minimum setbacks for all buildings on the perimeter of the property shall be provided per a.- e. above. (See General Regulations Section 10-1.2725)

**SEC. 10-1.435 HEIGHT LIMIT.**

- a. Maximum Building Height: 40 feet.
- b. Maximum Accessory Building Height: 14 feet and one story.  
(See Section 10-1.445a. for additional standards)
- c. Maximum Height for Fences/hedges/walls.
- (1) Front and Side Street Yard: 4 feet.
- (2) Side and Rear Yard: 6 feet.  
(See Section 10-1.445f. for additional standards)
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

**SEC. 10-1.440 SITE PLAN REVIEW REQUIRED.**

Site Plan Review approval shall be required before issuance of any building or construction permit or construction of a fence within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area, or may be incompatible with City policies, standards, and guidelines. This may include fences, such as

anodized gray chain link fences, which are visible to the public.

**SEC. 10-1.445 MINIMUM DESIGN AND PERFORMANCE STANDARDS.**

The City recognizes that high-quality design of residential structures can contribute to a positive appearance of neighborhoods and improve the overall character of neighborhoods. This Section establishes design and performance standards that shall apply to the construction of new single-family and multiple-family dwellings, additions to existing dwellings and accessory buildings and uses allowed in the RM District.

**Single-family dwelling.**

For single-family dwellings, refer to the development criteria and standards contained in the Single-Family District, Section 10-1.200.

**Multiple-family dwelling.**

Refer to the design criteria contained in the City of Hayward Design Guidelines, the Hillside Design and Urban/Wildland Interface Guidelines, applicable Neighborhood Plans, and the following specific criteria and standards.

**Non-Residential development**

For commercial buildings and uses, including but not limited to cultural, educational, religious or recreational facilities, refer to the criteria and standards contained in the CN District, Section 10-1.800.

a. **Accessory Buildings, Detached.**

Detached accessory buildings, including but not limited to carports, garages, recreation or clubhouse buildings, maintenance sheds, trash enclosures, etc., shall meet the following criteria:

- (1) Shall not exceed one story or 14 feet in height for carports, garages, maintenance sheds, trash enclosures, etc.
- (2) Shall not exceed 30 feet in height for recreation or clubhouse buildings.
- (3) Shall use exterior building materials and colors that either match or are compatible with the primary building. Special design consideration should be given to structures visible from a public street.
- (4) Shall conform to the minimum yard setback requirements of the primary building.
- (5) Shall not be located in front of a primary building, unless no other practical alternative exists.

- (6) Shall be setback a minimum of 10 feet from a primary building and any other accessory building.
- (7) The area of all accessory buildings, either individually or cumulatively shall not exceed 50 percent of the ground floor area of the primary building.

b. **Additions and Accessory Structures Attached to Primary Building.**

- (1) Additions and accessory structures attached to the primary building shall meet all the development standards required of the primary building, including the City of Hayward Design Guidelines and Hillside Design and Urban/Wildland Interface Guidelines.
- (2) At the time that cumulative additions to a multi-family dwelling increase the original building floor area by more than 50 percent per unit or increase the number of sleeping rooms per unit, the multi-family dwelling shall be required to provide all required off-street parking (per Section 10-2.200(d) of the Off-Street Parking Regulations).

c. **Antennas and Satellite Dishes and Telecommunications Devices.**

Refer to Chapter 10, Article 13 of the Hayward Municipal Code, the Antenna and Telecommunications Facilities Ordinance, for regulations of antennas, satellite dishes and telecommunications devices.

d. **Architectural Projections into Yards.**

- (1) Architectural features such as bay windows, chimneys, cornices, eaves, open or covered porches and entries, may extend 2 feet into any required side yard and 5 feet into any required front or rear yard.
- (2) Uncovered first floor landing places and outside open stairways may project 3 feet into any required yard, provided they do not exceed 6 feet in height (excluding railings) above ground level.
- (3) Second or third floor landing places and outside open stairways may project 3 feet into a required side or rear yard, but no closer than 5 feet to a side property line.
- (4) Balconies shall conform to the minimum yard setback requirements of the primary building.

e. **Decks and Ramps.**

- (1) Decks and ramps 12 inches or less in height and ramps required for persons with physical disabilities may be located in any required yard area.
- (2) Decks and ramps between 12 to 30 inches in height may be located in any rear or side yard but no closer than three feet to the rear or side property line.

- (3) Decks 30 inches or more in height shall conform to the minimum yard setback requirements of the primary building.
- (4) Decks located in hillside areas shall conform to the Hillside Design and Urban/Wildland Interface Guidelines.
- (5) Ramps for persons with physical disabilities providing access to single-family dwellings shall be constructed in a side yard where possible. If constructed in the front yard shall be decorative, and materials used shall match the home as much as possible. Landscape screening shall be provided along the sides of the ramp.

f. **Fences, Hedges and Walls.**

- (1) Fences, hedges, and walls shall be limited to a height of 4 feet in any portion of a front or side street yard, and to a height of 6 feet in any side or rear yard.
- (2) Where the rear or side yard is contiguous to commercially or industrially developed or zoned land, freeway, flood control channels, arterial street, heavily used private driveway, or similar use, a maximum 8-foot-high fence or wall may be permitted and/or required by the Planning Director.
- (3) Fences, hedges, and walls shall require approval by the Planning Director or other approving authority, as determined by the Planning Director.
- (4) On through lots, fences, hedges and walls shall be limited to a height of 4 feet in any portion of the front yards unless the Planning Director determines that up to a height of 6 feet, in the designated rear yard, would not compromise the safety of motorists and pedestrians nor the aesthetic value of the streetscape.
- (5) Where a lot is situated at the intersection of two or more streets, fences, hedges and walls shall not be erected, placed, planted, or allowed to grow in such a manner as to obstruct intersection visibility, as contained in Ordinance No. 100 C.S., as amended, Hayward Traffic Code, Sections 9.01 through 9.05, relating to Obstructions to Visibility at Intersections Prohibited, as the same are now in effect or which may hereafter be amended or replaced.
- (6) The use of anodized gray chain-link fencing which is visible to the public shall be discouraged; barb or razor wire or similar fences is prohibited.

g. **Grading.**

All grading and storm drainage shall follow the grading, storm drainage and terrain design standards of the City of Hayward Subdivision Ordinance, Design Guidelines and Hillside Design and Urban/Wildland Interface Guidelines.

h. **Group homes, large.**

A large group home shall not be located within 500 feet of the boundaries of a parcel containing another group home, unless a conditional use permit is issued on the basis that waiver of such separation requirement would not be materially detrimental or injurious to the property, improvements or uses in the immediate vicinity.

i. **Landscaping.**

(1) **Landscape Areas.**

- (a) Required front, side, side street, and rear yard areas shall be landscaped except for permitted driveways, and walkways. All other areas not utilized for structures or paving shall be landscaped unless otherwise authorized by the Planning Director or other approving authority because of site constraints, existing or adjacent site conditions, or phased development.
- (b) Required landscaped areas shall be planted with water-conserving trees, shrubs, turf grass, ground cover, or a combination thereof. The sole use of bark, decorative paving, or decorative rock shall not be allowed in required landscape areas.
- (c) Masonry walls, solid building walls, trash enclosures, and/or fences facing a street or driveway shall be buffered with continuous shrubs or vines.

(2) **Street Trees.**

Street trees shall be planted along all street frontages at a minimum of one 24-inch box tree per 20 to 40 lineal feet of frontage or fraction thereof, except where space is restricted due to existing structures or site conditions.

(3) **Parking Lot Trees.**

- (a) Parking areas shall include a minimum of one 15-gallon parking lot tree for every six parking stalls, except where restricted because of design constraints.
- (b) Parking lot trees shall be planted in tree wells or landscape medians located within the parking area, unless an alternative location is approved by the Planning Director. Required street and buffer trees shall not qualify as parking lot trees.
- (c) The minimum dimension of any tree well or landscape median shall be 5 feet, measured from back of curb.
- (d) The end of parking rows shall be capped with landscape medians, except where space is restricted because of existing site conditions.
- (e) Parking and loading areas shall be buffered from the street with shrubs, walls, or earth berms, as determined by the Planning Director. Where shrubs are used for buffering, the type and spacing of shrubs shall create a continuous 30-inch-high screen within 2 years.

(4) **Landscaping Near BART.**

- (a) Parcels abutting, or within 500 feet and in direct view from the BART right-of-way shall include a minimum 10-foot wide landscape strip along the property line(s) abutting or in view from the BART right-of-way.
- (b) A minimum of one 15-gallon buffer tree shall be planted for every 20 lineal feet of property line. The approving authority may waive the requirement if it would not



accomplish the intent of City policies as they relate to landscaping due to existing structures or other obstructions to viewing landscaping.

(5) **Maintenance.**

- (a) After initial installation, all plantings shall be maintained in a reasonably weed-free and litter-free condition, including replacement where necessary, as determined by the Planning Director.
- (b) Required street, parking lot, and buffer trees shall not be severely pruned, topped, or pollarded (cut back to the trunk).

(6) **Irrigation.**

Within all required landscaped areas, an automatic water efficient irrigation system shall be installed upon initial construction of any building or substantial alteration to any building or site.

(7) **Curbs.**

Where any landscaped area adjoins driveways or parking areas, Class B Portland Cement concrete curbs shall be constructed to a height of six inches above the finished pavement.

(8) **Tree Preservation.**

- (a) Trees shall be preserved in accordance with the Tree Preservation Ordinance with measures included for tree protection during the construction period.
- (b) A tree removal permit is required prior to removing any tree 30 inches or larger in trunk circumference (or approximately 10 inches or larger in trunk diameter), measured 2 feet above the ground.

j. **Lighting, Exterior.**

Exterior lighting and parking lot lighting shall be provided in accordance with the Security Standards Ordinance (No. 90-26 C.S.) and be designed by a qualified lighting designer and erected and maintained so that light is confined to the property and will not cast direct light or glare upon adjacent properties or public rights-of-way. Such lighting shall also be designed such that it is decorative and in keeping with the design of the development.

k. **Manufactured Housing.**

Please refer to General Regulations Section 10-1.2735g. for Manufactured Housing Regulations.

l. **Open Space.**

(1) **General.**

- (a) For multi-family developments of four or more dwelling units, a minimum of 350 square feet of usable open space is required for each dwelling unit in a building with three stories or fewer of living area and a minimum of 150 square feet of usable open space for each dwelling unit in a building with more than three stories of living area.

- (b) A minimum of 100 square feet per unit shall be utilized for group open space unless a lesser amount is approved by the Planning Director or other approving authority when an alternative open space design would be more appropriate given the shape or terrain of the parcel, or tenant character or the location of the property relative to nearby park or recreational facilities, and when the intent of the open space requirements is not compromised.
- (c) Open space shall not be counted toward meeting the requirement where the noise level exceeds  $L_{dn}$  levels over 65 decibels (db).
- (d) Open space areas and amenities provided for the development shall be available to all residents at no charge, other than through conventional homeowners' association maintenance dues (i.e., no monthly membership dues or other charges are permitted.)
- (e) Site-specific special event rentals of open space areas and amenities may be permitted (i.e., rental of a clubhouse for a wedding is permitted.)

(2) Group Open Space.

- (a) Group open space shall not include the required front, side yard, or street side yard, off-street parking, driveways, service areas, or areas of more than 5 percent slope.
- (b) Group open space shall be centrally located to all residents.
- (c) Exterior group open space shall be not less than 400 square feet in area, and a rectangle inscribed within it shall have no dimension less than 20 feet.

(3) Private Open Space.

- (a) Private ground-level open space shall not include the required front or side street yard or exceed 3 percent slope.
- (b) Ground-level open space shall be screened from view by fencing or landscaping and any space shall not be less than 100 square feet in area, and a rectangle inscribed within it shall have no dimension less than 10 feet.
- (c) Above-ground open space shall not be less than 60 square feet in area, and a rectangle inscribed within it shall have no dimension less than 6 feet.
- (d) Above-ground open space may encroach 5 feet into a required rear yard but in no case be less than 10 feet from a rear property line. Said space shall not be located in a required front, side street, or side yard, or off-street parking, driveways, service areas, or exceed 5 percent slope.

(4) Usable Open Space.

Usable open space requirements shall be calculated as follows:

The actual measurement of an area that meets the criteria of private usable open space, as defined in this ordinance, shall be doubled, and the resulting figure applied toward the total usable open space requirements.

m. Parking, Driveways and Paving.

Parking, driveways and paving for multi-family dwellings shall be provided in accordance with the City of Hayward Off-Street Parking Regulations, Standard Details, and the following criteria:

- (1) Parking Spaces Required.
  - (a) For studio multiple-family dwellings, 1.0 covered and 0.50 open per dwelling unit are required. For one-bedroom multiple-family dwellings, 1.0 covered and 0.70 open per dwelling unit are required. For two or more bedroom multiple-family dwellings, 1.0 covered and 1.10 open per dwelling unit are required. At least one covered, standard size parking space per dwelling unit shall be provided.
  - (b) Ten percent of the total number of spaces required shall be clearly marked for visitors' parking, at least 70 percent of which shall accommodate standard size vehicles.
- (2) Parking Space Dimensions.
  - (a) The standard car parking spaces shall be a minimum of 9 feet wide by 19 feet long. Covered or uncovered parking spaces located adjacent to walls or support columns shall be increased in width by at least 1-foot on the effected side(s), to accommodate door swing. Parking space areas shall be unobstructed by stairs, cabinets, utilities, etc.
  - (b) The minimum garage door width shall be 16 feet for a two-car garage and 8 feet for a one-car garage. All new garage doors shall be sectional roll-up doors.
  - (c) Covered parking spaces shall provide a minimum unobstructed vertical clearance of 7 feet, with the exception of garage door openings that shall provide a minimum unobstructed vertical clearance of 6 feet 6 inches.
- (3) Parking Space Locations.
  - (a) Off-street parking areas not located under buildings shall be located behind the primary building(s) in order to enhance the streetscape. (Exceptions may be considered based on topography, size or shape of the parcel, adjacent development, size of the project, or amount of landscaping.)
  - (b) Parking spaces shall not be located within the required front yard or side street yard setback or within 5 feet of any side or rear yard property line or primary building(s). Parking spaces shall be setback 7 feet to a property line or primary building if a 2-foot vehicular overhang is used, or 7 feet 6 inches if a 2-foot 6-inch vehicular overhang is used. An exception may be made for lots less than 51 feet in width, in which case parking and vehicular circulation may be located to within 3 feet of a side property line.
  - (c) Parking spaces shall not be located further than 200 feet from the dwelling unit they are required to serve, unless waived by the Planning Director.
- (4) Driveways and Paving.
  - (a) The minimum driveway width shall be 20 feet for a two-way driveway and 12 feet for a one-way driveway.
  - (b) In no case should a driveway exceed one-third of the width of the property frontage width or 35 feet. An exception may be made for lots less than 72 feet in width, in which case a driveway may be a maximum of 24 feet in width. For lots more than 70 feet in width, a greater driveway width, not exceeding 35 feet, may be approved by the Planning Director if it is determined that the design of the driveway is

aesthetically pleasing and compatible with the lot terrain and adjacent development, and will not create a pedestrian or vehicular hazard.

- (c) Parking surfaces and driveways 40 feet or less in length shall be paved with Class B Portland Cement concrete. Subject to approval of Planning Director, driveways exceeding 40 feet in length may be paved with asphaltic concrete or comparable all-weather dustless material(s), such as bricks or pavers.

(5) Driveway Aisle Dimensions.

The minimum parking lot driveway aisle width shall be 26 feet for a two-way standard car aisle and 20 feet for a compact car aisle, or as allowed per the City's Off-Street Parking Regulations.

(6) Driveway Turnaround Requirement.

A sufficient paved driveway turnaround to allow vehicles to exit property in a forward direction is required.

(7) Driveway Security Gates.

Refer to Chapter 10, Article 14 of the Hayward Municipal Code.

(8) Emergency Vehicle Turn-Around Requirement.

Where the farthest point of a dwelling unit(s) is located 150 feet or more from the point of street access, a turn-around area shall be provided which will accommodate the turning around of fire protection vehicles, unless otherwise approved by the Fire Prevention Bureau. (For further details or alternative design considerations contact the Fire Prevention Bureau.)

(9) Private Street Criteria.

Refer to the Standard Details and General Regulations Section 10-1.2735.i for design criteria and standards.

n. **Parking, Storage, Display, and Vehicle Repair Requirements.**

(1) Display and Sale of Motor Vehicles.

Display for sale of one motor vehicle is permitted as an accessory residential use, provided said vehicle is registered to a person who currently resides on the property and is maintained within the owners' designated parking stall.

(2) Prohibited Storage.

Parking or storage of truck tractors or vehicles that are not self-propelled (trailers, boats mounted on trailers, and other vehicles or equipment of similar kind and use) are prohibited on multiple-family property, except within designated storage areas approved as part of the site plan review, use permit, planned development or building permit.

(3) Vehicle and Boat Repair.

It shall be unlawful and a public nuisance for any person to engage in, or any property owner to allow to occur, vehicle or boat repair in any residential zone:

- (a) Upon any vehicle which is not registered to a current occupant of the premises where the work is being performed.
- (b) Upon more than two (2) vehicles at one time on the same premises or by the same person.
- (c) Outside a fully enclosed structure for uses defined as major automobile repair as defined in this Ordinance.
- (d) Home repair may be performed outside a fully enclosed structure where elapsed time between the beginning and end of the repair does not exceed forty-eight (48) hours.
- (e) Vehicle painting, other than spot painting, shall not be permitted in residential zones.

o. **Retaining Walls.**

- (1) Retaining walls that are not a part of walls of buildings shall not exceed 6 feet in height as measured from finished grade elevation to top of wall.
- (2) A maximum of two successive, approximately parallel retaining walls is permitted when they are separated by a minimum horizontal distance of 6 feet as measured between centerline of the walls.
- (3) Any additional successive walls shall require a minimum of 15 feet separation provided the required grading is in conformance with City standards and guidelines.
- (4) The sides of exposed exterior retaining walls shall be architecturally treated as approved by the Planning Director.
- (5) The Planning Director may administratively alter or waive any wall requirement, if, in the Planning Director's opinion, no practical alternative exists, the purpose of the regulation will not be compromised, and no detrimental impact will result.

p. **Roof-Mounted Equipment.**

Roof-mounted equipment, satellite dishes, support structures and similar devices shall be screened from public view as required by the Planning Director or other approval authority.

q. **Second Dwelling Unit, Attached ("Granny or in-law unit").**

An attached second dwelling unit ("Granny or in-law unit") may be constructed in accordance with the following standards:

- (1) An attached second dwelling unit may only be added to an existing detached single-family dwelling on a parcel containing no other dwellings, and which has at least two covered parking spaces, with at least one common wall between the attached second dwelling unit and the living or garage area of the existing dwelling.
- (2) An attached second dwelling unit shall contain no more than one bedroom, shall be a minimum of 400 square feet in area and shall not exceed 640 square feet in area. No additional covered parking shall be provided.

- (3) Any separate entry constructed for an attached second dwelling unit shall be located only in the side, side-street (if approved by the Planning Director) or rear yard.
- (4) An attached second dwelling unit shall be counted as part of the primary building coverage requirements and also shall conform to all required lot, yard, and height requirements.
- (5) An attached second dwelling unit shall not be sold separately from the primary dwelling, but it may be rented.
- (6) An attached second dwelling unit shall only be approved where the owner of the existing dwelling has applied for the building permit and where same owner resides in the primary dwelling at the time of application and occupancy of the attached second dwelling.
- (7) Unless exempted, as determined by the Building Official, the primary or existing dwelling and the attached second dwelling unit shall conform to all applicable City code requirements; for example, building, fire, plumbing, electrical. A Certificate of Occupancy shall have been obtained for both units prior to occupancy of the attached second dwelling.
- (8) An attached second dwelling unit shall not be located within the garage area or a converted garage area of the existing dwelling unless adequate substitute 2-car garage parking is provided outside required front, side, and side street yards.
- (9) The exterior design of the attached second dwelling unit shall appear to constitute an integral part of the primary dwelling and not a separate dwelling unit.

r. **Signs.**

- (1) Multiple-family complex identification signs shall be permitted in accordance with Hayward Sign Ordinance.
- (2) Garage/yard sale signs shall be permitted in accordance with the Hayward Sign Ordinance.
- (3) No sign(s) shall be permitted which identify a home occupation business within a dwelling unit.

s. **Storage Closets.**

All multiple-family dwelling units shall have an enclosed storage closet located within the garage, patio or deck area, unless the Planning Director or other approving authority, determines an alternative site is acceptable. Storage closets shall each have a minimum of 90 cubic feet storage space.

t. **Swimming Pools, Hot Tubs and Spas.**

May be located in any yard other than the required front or side street yard, provided that no wall line of a swimming pool, hot tub or spa shall be closer than 5 feet from any building on an abutting lot, nor closer than 5 feet from any property line.

u. **Trash and Recycling Facilities.**

- (1) Trash and recycling facilities shall be adequately screened from view, utilizing a decorative wood or masonry wall or combination thereof consistent and compatible with the design of the primary building on the site unless maintained within private yard areas where not visible to others within the multi-family complex or street.
- (2) Shall be located no further than 200 feet from a dwelling unit unless the site topography is such that adhering to this standard would interfere with the collection of trash.
- (3) Except where Building and Fire Codes dictate otherwise due to location, trash and recycling facilities shall have covered roofs.